



jordan fishwick

High Lea Road New Mills High Peak



High Lea Road New Mills High Peak SK22 3DP

Offers Over £475,000



The Property

Derbyshire House is a stunning Victorian semi-detached property, deceptively spacious spanning four floors. Boasting original features, high ceilings and tasteful decor, this beautiful home offers a blend of character and modern living.

You are greeted by a warm and inviting entrance hall with stairs to the first floor and access to the open plan living and dining accommodation. Perfect for entertaining guests or relaxing with family and featuring a cosy wood-burning stove and a balcony overlooking stunning open views.

Additionally, the lower ground floor has a family snug, a recently fitted shower room and a large conservatory with open views and access into the garden.

The property comprises three generously sized bedrooms and a loft room with eaves storage and velux windows accessible via a fixed staircase, providing versatility for various needs. The family bathroom is stunning with both a free standing slipper bath and shower cubicle.

Outside, the property has a private walled rear garden with open views which adjoins a community orchard, alongside a shared drive.

This property truly offers a unique blend of Victorian charm, modern comforts, and picturesque surroundings. Don't miss the opportunity to make this house your home in the heart of Derbyshire.



- Stunning Semi Detached Victorian Property Bursting with Original Features
- Light and Bright Accommodation over Four Floors
- Open Plan Living/Dining Room with Wood Burning Stove and Rear Balcony
- Modern Fitted Kitchen and Bathroom
- Lower Ground Floor Snug, Shower Room and Conservatory
- Three Good Sized Bedrooms Plus Loft Room
- Walled Rear Garden with Open Views Backing onto an Orchard
- Tastefully Decorated Throughout

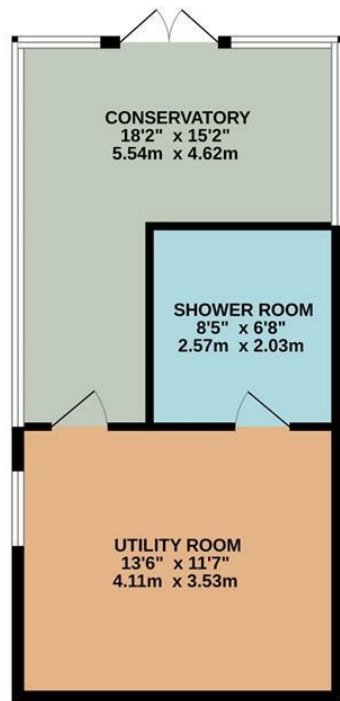


Postcode SK22 3DP
 EPC Rating D
 Local Authority High Peak Borough
 Council Tax C

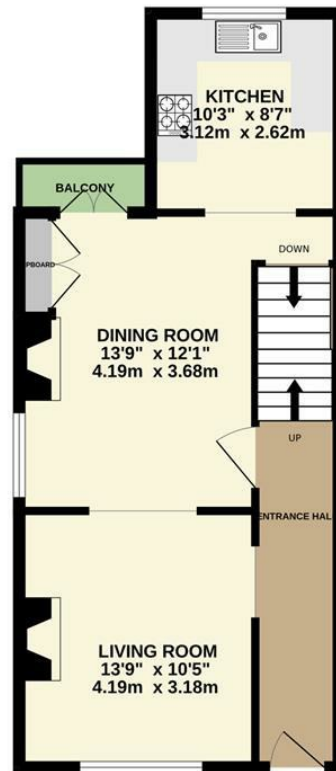
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



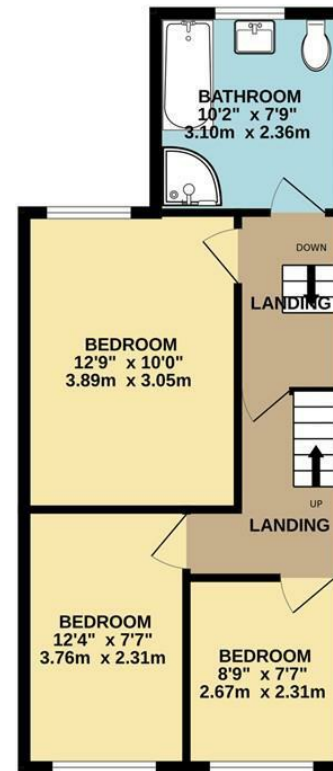
BASEMENT LEVEL



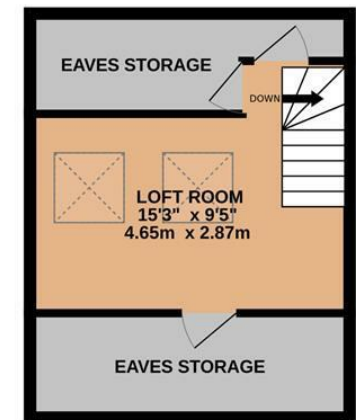
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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